

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. R. Hughes

in the State aforesaid,  
in consideration of the sum of  
Ten and no/100 and other valuable consideration DOLLARS

to me in hand paid  
at and before the sealing of these presents by  
O. K. Upchurch, Jr. and Ruby F. Upchurch

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said  
O. K. Upchurch, Jr. and Ruby F. Upchurch, theirs heirs and assigns.

All that piece, parcel or lot of land in Greenville Township, near the city of Greenville known as Lot No. 55 on map of Lanneau Drive Highlands, made by Dalton and Neves August 1937 and having the following courses and distances according to said plat:

Beginning at an iron pin on the West side of Lanneau Drive corner of lot 54, and running thence with line of said lot N. 79-49 W. 150 feet to iron pin in line of Donaldson Estate; thence N. 10-11 E. 50 feet to iron pin corner of Lot 56; thence with line of said lot S. 79-49 E. 150 feet to iron pin on Lanneau Drive; thence with said Drive S. 10-11 W. 50 feet to beginning.

Also that other lot of land in Greenville Township, Greenville County, South Carolina, in School District No. near the City of Greenville, known as Lot No. 56 on Map of Lanneau Highlands made in August 1937 by Dalton & Neves, Engineers, and having the following courses and distances according to said plat:

Beginning at an iron pin on the West side of Lanneau Drive, corner of Lot No. 57, and running thence with Lanneau Drive S. 10-11 W. 50 feet to stake at corner of Lot No. 55; thence with line of Lot No. 55, N. 79-49 W. 150 feet to stake; thence with line of Donaldson Estate N. 10-11 E. 50 feet to stake at corner of Lot No. 57; and thence with line of Lot No. 57 S. 79-49 E. 150 feet to beginning corner.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned.

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$4000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. Grantee is to pay taxes for the year 1939.